



Luxury 2 Bed Villa For Sale in Grotto Bay Private Nature Reserve Cape Town South Africa



Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
Mistlampen:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
Website:	https://esalesinternational.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,127,212.98

Locatie

Aanbevolen Auto Onderdelen:	South Africa
Staat/Regio/Pronvincie:	Western Cape
Plaats:	Cape Town
Postcode:	7437
Geplaatst:	28-07-2026

Omschrijving:

Luxury 2 Bed Villa For Sale in Grotto Bay Private Nature Reserve Cape Town South Africa

Esales Property ID: es5555138

147 Kingfisher Close, Grotto Bay Private Nature Reserve,

Cape Town,

Western Cape, South Africa 7437

Virtual Tour Here - <https://my.matterport.com/show/?m=CGFJN12cYif>

Contact the agent directly here:

Cathy Raubenheimer
Cell: 0027 787 413 150
Email: hoversc@gmail.com



Luxurious Coastal Living in an Exclusive Private Nature Reserve

Introducing an exceptional coastal residence in the prestigious Grotto Bay Private Nature Reserve Estate — a rare opportunity to own a luxurious beach home just 230 meters from the shoreline, only 45 minutes from Cape Town City Center and approximately 1 hour from Cape Town International Airport. With only 220 homes permitted within this 425-hectare private nature reserve, Grotto Bay offers an exceptional level of exclusivity, privacy and tranquility.

Designed to embrace its spectacular surroundings, this elegant home enjoys unobstructed sea views across a protected fynbos greenbelt, ensuring complete privacy and breathtaking ocean views from the main living areas and main bedroom. The southern and western boundary borders natural reserve land, with the nearest neighboring homes approximately 50 meters away, creating an exclusive sense of privacy and nature. With no boundary fencing, local wildlife are free to wander naturally through the indigenous fynbos garden, allowing you to experience nature on your doorstep.

This exquisite home showcases double-volume ceilings that create an incredible sense of space, light and grandeur. Expansive glass sliding doors open the living areas entirely to the outdoors, creating a seamless connection between the elegant interior, and the breathtaking sea and fynbos views beyond. From this home, you'll enjoy unforgettable sunsets, whale sightings in season, and the peaceful sounds of nature in one of the West Coast's most sought-after locations.

The captivating open spaces flow seamlessly between the living area, stylishly modern kitchen, dining room and lounge, all capturing the magnificent sea views from every angle. The kitchen offers generous pantry cupboards, a separate scullery and quality finishes, making it both functional and elegant. A built-in BBQ with preparation area creates the perfect setting for effortless entertaining throughout the year.

The deck features a built-in heated swimming pool and enjoy views of the ocean and protected fynbos greenbelt.

This one level home offers two spacious and luxurious ensuite bedrooms together with a versatile third room that can easily serve as a third bedroom, executive home office or creative studio. Every detail has been carefully considered, including discreet multi-plug charging points concealed within the Main bedroom bedside drawers, creating a sleek, clutter-free bedroom environment.

Both ensuite bathrooms have been finished to an exceptional standard with Geberit concealed cisterns, wall-hung soft-close toilets, heated towel rails and contemporary wet-room showers. The luxurious main ensuite further features elegant Dado bath and basin fittings, creating a spa-like retreat overlooking the surrounding landscape.

Attention to detail and premium finishes are evident throughout, including Hansgrohe taps backed by a 15-year warranty, full aluminum interior doors, aluminum-framed windows and doors. The larger than normal, 3 car garage and gym, have motorized aluminum garage doors for low maintenance.

Additional features include:



- * Fiber internet
- * 24-hour access-controlled security
- * Indigenous fynbos garden attracting local wildlife
- * Private beaches and scenic nature walking trails
- * Secure, peaceful lifestyle within a 420 hectare Private Nature Reserve
- * Only 220 total erf's

Grotto Bay is renowned for its pristine coastline, abundant wildlife, private beaches and protected natural environment, offering an unmatched lifestyle where luxury and nature exist in perfect harmony. Whether enjoyed as a permanent residence, luxury coastal retreat or investment, this remarkable property represents a rare opportunity to own one of the West Coast's most exclusive addresses.

Rates: Approximately R 2 158.60 per month

Levies: Approximately R 2 663.31 per month (includes 24-hour security, road maintenance, refuse and recycling removal, and 30,000 liters of water per month)

Please note: In accordance with the Estate rules, cats are not permitted.

This is far more than a beautiful home - it's an extraordinary lifestyle where spectacular sea views, privacy, luxury and the beauty of a protected nature reserve come together.

Contact us today to arrange your private viewing.

Additional specifications - further detail:

GARDEN/EXTERIOR

- * Sprinkler system for planter boxes on timers
- * Wellpoint with pump
- * Water Tanks, 1 x 1000L & 1 x 900L water tanks connected to gutter for rainwater harvesting
- * Two solar powered, Wi-Fi connected security cameras with remote cell phone app control

INTERIOR

- * Window coverings: Roller blinds
- * French Invicta cast iron fireplace - 12Kw in lounge (5 year warranty)
- * Indoor BBQ:
 - * 1.5m wide with sliding door & heating drawer
 - * Prep area with basin (hot and cold water)
 - * Ample wood storage space
- * Kitchen:
 - * Custom design



- * Cupboards and drawers: Niemann boards.
- * Push to open with Blum hardware
- * Black Tempal 20mm Ceasarstone work surfaces/tops (also in scullery)
- * Smeg oven (electrical) 90cm built in stainless steel
- * Smeg 5 burner stainless steel gas hob
- * Large pantry cupboard with sliding doors
- * 30L Kwikot under counter Geyser to feed scullery and island sinks

ENERGY MANAGEMENT

- * Inverter: Enersol 7.2kw, Wi-Fi connected and remotely managed from Cell Phone
- * Batteries: Freedom Won 3x Batteries (15Kw Storage)
- * Solar Panels: 12 x 550 Watt - Canadian mono-panel (Total: 6.6 Watt)
- * Sufficient supply to entire house, including pool pump, pool heat pump.
- * Only the Oven is not running off solar (connected to mains power supply).
- * Eskom supplied pre-paid electricity used as backup
- * Fully compliant with COC issued

SWIMMING POOL

- * Salt water pool, Pentair Variable Speed Pump and chlorinator
- * Heat Pump - ITS 16Kw with blue coil anti-corrosion treatment, Wi-Fi connectivity for remote control and monitoring via cell phone app
- * Swimming pool custom built and fiber lined - (W) 2m x (L) 10M x (D) 1.5m

CONSTRUCTION & GENERAL

Doors & Windows

- * All doors and windows - Aluminum frames
- * Interior doors - full aluminum
- * All internal & external single doors are 1.2m wide as opposed to the standard 900cm door width
- * Windows and doors - integrated Low-E film for better energy efficiency and UV protection.
- * Sea-facing with 1500Pa wind loading
- * Garage doors are Aluminum and motorized (NOT Aluzinc)

Waste Management and Filtration

- * Conservancy tank - Ikapa, 8 000L, Precast Concrete tank
- * Water allowance - 30 000L per month (Free)
- * Kitchen - Drinking water 4-stage filter under counter system (Media)
- * Main water supply - Big Blue 3-stage water filtration

Geysers



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- * Main geyser (under deck outside main bedroom. 250L Fiber glass, solar heated with mains backup and controller.) Titanium hard water element
 - * All plumbing and electricity ready for optional second geyser installation in the garage to feed spare bedroom separately.

Plumbing / Bathroom General

- * Taps: Hans Grohe (15 year warrantee)
- * Gerberit concealed cisterns and wall hung toilets with soft close lids
- * Main bedroom - Dado bath and basins
- * Heated towel rails for both bathrooms
- * All bathrooms are wet rooms

Lighting / Electrical

- * Light fittings: IP65 rated (for longevity at the sea) - only two main bedroom light fitting are not IP65
- * Light switches and plugs: Onesto Matrix
- * Exterior lighting - Fumagalli exterior lighting with lifetime guarantee against rust/erosion

Construction

- * Pitched roof ceiling - Lamda Board (more energy efficient and fire resistant. Does not melt) Increased house R-value for energy efficiency
- * All wall plates are 3m. Spare bedroom wall plate: 2.7m
- * Danish acoustic sound panels in kitchen and lounge (black), wall to ceiling
- * Foundations: Steel & Fiber-reinforced single-cast
- * Interior floor and garage floor - Fiber-reinforced, 40mm min, polished concrete floor
- * Wall construction - all Clay Brick & Plaster
- * Gutters all Aluminum gutters and downpipes
- * Roof:
 - * Corrugated roof sheets AZ 200 colourbond
 - * Glass 100mm glass wool insulation and roof insulation
 - * Legislation requirement 3.7
 - * Roof actual R-value 5.05
- * Decking: Bamboo composite decking - UV stable, low maintenance

Sizes

- * Erf size: 833 sqm
- * Coverage: 349.315sqm (41.934%)
- * House excluding garage: 236.31 sqm
- * Garage size: 94.98 sqm
- * Covered terrace: 18 sq m
- * Erf coverage: 41.934% (max allowed - 50%)



* Approved plans & COC's available

ABOUT THE AREA

Grotto Bay Private Nature Reserve is an exclusive coastal sanctuary located along the scenic West Coast of South Africa, roughly an hour north of Cape Town. Characterized by its untouched natural beauty, the reserve serves as a peaceful haven where rolling fynbos dunes meet the dramatic, azure waters of the Atlantic Ocean. It is designed to offer a low-impact, eco-conscious residential and holiday experience, allowing the environment and its inhabitants to thrive in a protected landscape.

The reserve is a paradise for biodiversity, boasting a rich array of indigenous flora and a diverse animal population. Nature enthusiasts frequently spot free-roaming small buck, ostriches, and an incredible variety of resident and migratory bird species. The coastal stretch within the reserve also features pristine, secluded white-sand and pebble beaches where visitors can enjoy long, quiet walks, beachcombing, and striking vantage points for watching majestic ocean sunsets.

Beyond the immediate boundaries of the reserve, visitors can easily explore the wider charms of the Western Cape's West Coast region. The surrounding area is famous for charming coastal towns, seasonal wildflower displays, local wine, olive, and craft beer tastings, as well as exceptional whale-watching opportunities. Outdoor activities such as hiking trails, coastal fishing, and bird-watching hides make it an ideal destination for those looking to disconnect from urban life.

The nearest major airport to Grotto Bay Private Nature Reserve is Cape Town International Airport (CPT) . Located approximately 65 kilometers away, the airport can be reached in about a 1-hour drive via the R27 highway heading north, making the reservation exceptionally accessible for both domestic and international travelers

MAIN FEATURES:

- * 350m² of living space
- * 833m² plot
- * 2 Bedrooms
- * 2 Bathrooms
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of South Africa
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in Western Cape South Africa fast online

Tenanted: Ja

Algemeen



Slaapkamers:	2
Badkamers:	2
Afgewerkte vierkante meter:	350 m ²
Lot Afmeting:	833 m ²

Utility details

Heating:	Ja
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Lease terms

Date Available:

Contact information

IMLIX ID: IX8.768.163

